

Developing a Flexible Comprehensive Plan Framework for the Study Area, Part 2

Route 28 Station – South Study
Working Group Meeting
May 2, 2011

Plan Framework Approach

- Establish a General Plan with a Vision
- Establish FAR ranges for TOD development
- Develop land use mix that encourages residential use
- Establish development level at 120% of GMU 2030 Intermediate Forecast
- Rezoning would require concurrent Plan amendment

Framework Benefits

- Allows assessment of mix of uses and balance of uses over time
- Allows incremental look at public facilities to ensure needs can be met
- Encourages periodic review and adjustment to reflect development experience

High End of the Range

- A variety of benefits may be considered to reach the high end of the range:
 - Coordinated development and parcel consolidation
 - Phasing to provision of public facilities
 - Integration with metro station facility
 - Improved connectivity - vehicular, pedestrian and/or bicycle contributing to
 - Pedestrian corridors
 - A main street/retail street
 - Linkage of parks, plazas and stream valley

High End of the Range

Continued:

- Public and civic facilities
 - Public parks and plazas that exceed min. standards
 - Affordable and workforce housing above the min. Policy Plan guidance
- Enhanced green building certification
- Sustainable practices such as LID techniques, site design and construction, & pedestrian-oriented design
- High quality urban design
 - Attractive streetscapes
 - Urban building and site design: scale, bulk, massing, building articulation
 - Parking design
- Public art
- A variety of TDM strategies, including parking reductions, phased trip reduction goals, etc.
- Other benefits identified by the County

Route 28 -Station South Study Area - Transit Station Area

Development Potential

<u>Distance from Metro</u>	<u>Range in Intensity (FAR)</u>	<u>Low End of Range (sq ft)</u>	<u>High End of Range (sq ft)</u>
0 - 1/4 Mile	2 - 3	2,145,000	3,021,000
1/4 - 1/2 Mile	1 - 2	5,250,000	7,864,000
Other*	0.75 - 1.5	1,427,000	2,400,000

* The Other category includes the land area beyond the 1/2 mile radius of the metro station and north of the Merrybrook Stream Valley.